

EVALUATION FORM
Logan Heights Branch Library (1051)

Population Growth - 1980 to 2020

FORM AA

Regulatory Basis: p.35, 20440, Appendix 1

Rating Panel Comments

157.6%

EVALUATION FORM
Logan Heights Branch Library (1051)

Age of Existing Library

FORM A

Regulatory Basis: p.37, 20440, Appendix 1

Rating Panel Comments

The library was built in 1927 and has not been renovated.

Rating Basis:

- 4 = No Existing Facility
- 3 = 1957 or older
- 2 = 1958-1962
- 1 = 1963-1974
- 0 = 1975-Present

Date of Most Recent Structural Renovation

Rating Basis:

- 4 = No Renovation
- 3 = 1957 or older
- 2 = 1958-1962
- 1 = 1963-1974
- 0 = 1975-Present

4 = No existing library/renovation
 3 = Poor Condition
 2 = Acceptable Condition
 1 = Good Condition
 0 = Very Good Condition

EVALUATION FORM

Logan Heights Branch Library (1051)

Condition of Existing Public Library

FORM B

Regulatory basis: p.37, 20440, Appendix 1,
 p.64, 20440, Appendix 3, 8(a)

RATING:

Rating Panel Comments

Major deficiencies include inadequate electrical infrastructure. Health and safety issues abound: asbestos, dry rot and termites, no fire sprinkler system. It's non-ADA compliant, noisy, overcrowded, inflexible, poor spatial relationships. It is too small to support adequate collections/services.

Major deficiencies of the existing library: inadequate technology infrastructure and electrical capacity; presence of asbestos containing materials; termites; inefficient energy consumption; inadequate space for all services and functions; no fire sprinkler system; non-compliance with ADA codes; mechanical systems at the end of their lifecycles; and inadequate acoustical control.

Factors Considered:

Structural

Lighting

Energy

Health & Safety

ADA

Acoustical

Flexibility

Spatial Relationships

Site Considerations

Total

R1	R2	R3	R4
4	4	4	4
4	4	4	3
4	4	4	4
4	4	4	4
4	4	3	4
4	4	4	4
4	4	4	4
4	4	4	4
4	4	4	2
36	36	35	33
4.0	4.0	3.9	3.7

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Community Library Needs Assessment

FORM F

RATING:

Regulatory Basis: p.26, 20440 (d) (2) and p.61, 20440, Appendix 3

Rating Panel Comments

Fairly good demographic analysis but most based on 1990 census.

Needs assessment methodology consisted of governmental agencies, community meetings, interviews, surveys, focus groups - teachers, parents, students, as well as organizations. Very detailed, and K-12 needs are thoroughly addressed.

Needs assessment process included gathering input from government and other community organizations and from the residents via community meetings, interviews, surveys, and focus groups. To address the needs of the K-12 students, separate input gathering was conducted for teachers, parents, and students. A thorough demographic study was conducted, and analysis led to appropriate determination of library service needs.

Rating Basis:

1. Methodology & Community Involvement.
2. Community Analysis/Community agencies & organizations, service area. demographics
3. Analysis of service needs/consistency with demographics.
4. Service limitations for existing facility (if applicable).
5. Space Needs Assessment.
6. Needs of K-12 Student Population, if applicable.

	R1	R2	R3	R4
1	4	3	4	3
2	4	3	4	4
3	4	3	4	3
4	4	4	4	4
5	4	4	4	4
6	4	3	4	4
Totals	24	20	24	22
	4.0	3.3	4.0	3.7

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Library Plan of Service

FORM G

Regulatory Basis: p.67, 20440, Appendix 4

RATING:

Rating Panel Comments

Plan of Service reiterates the demographics from Needs Assessment - emphasis on Hispanic population and their needs.

The plan of service is responsive to needs assessment, and describes each service to be provided, including each joint venture in detail. The Homework and Computer Resource Centers include appropriate technology, database, and print resources. Roles, goals, service indicators, and objectives are specific to this branch. Partnerships with nonprofit organizations will provide parenting programs and homework assistance.

Service indicators need clarification. Jurisdiction-wide service commentary emphasizes the branch, not the fit overall.

The plan of service is responsive to the needs assessment findings. Services to be provided are thoroughly described. The goals, objectives and service indicators are will written. Community partnerships are planned to provide additional programming for library clientele.

Rating Basis

- 1.How Project responds to Needs of Residents.
- 2.How well mission, roles, goals, objectives, service indicators are documented.
- 3.Types of services well documented.
- 4.How project fits into jurisdiction-wide Plan of Service.

	R1	R2	R3	R4
1	4	3	4	3
2	4	3	3	4
3	4	3	4	4
4	4	3	3	3
Totals	16	12	14	14
	4.0	3.0	3.5	3.5

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Library Building Program

FORM H

Regulatory Basis: p.69, 20440, Appendix 5

RATING:

Rating Panel Comments

Building Program again goes through all the demographics.

Building Program goes over community demographics with no apparent tie to the Plan of Service.

Building program implements plan of service well. Spatial relationships are diagramed and explained, and individual spaces are thoroughly described. General requirements refer to standards, but electrical seem to refer to City of San Diego recommended standards only.

The building program follows the needs assessment findings. Spatial relationships and individual spaces are well described.

Rating Basis:

- 1.How well Building Program implements Plan of Service.
- 2.How well Building Program documents general requirements for Library Building.
- 3.How well are the Spatial Relationships described.
- 4.How well are individual spaces sized and described.

	R1	R2	R3	R4
1	4	2	3	3
2	2	3	3	3
3	4	3	3	3
4	4	3	3	3
Totals	14	11	12	12
	3.5	2.8	3.0	3.0

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Conceptual Plans

FORM I

Regulatory Basis: p.27, 20440 (d) (5)

RATING:

Rating Panel Comments

The conceptual plans match the Building Program - no walls around the homework center and it is next to the children's section - teen and young adult section is upstairs - far away.

Non assignable square footage is not listed on floor plans.

Plans follow through on building program - net assignable/nonassignable SF shown for some spaces, not others. However, all actual/program/nonassignable SF are noted in building program, and totals given on plans. Joint venture programs are well depicted. Homework Center is in alcove area within Children's Department.

The conceptual drawings implement most of the requirements of the building program. An exception is that the computer center is 30% smaller than programmed. Programmed and actual square footages are shown on the floor plan for most spaces, but not all (e.g., seminar and community meeting rooms). Not all non-assignable square footage is shown on the plan.

Rating Basis:

- 1.How well the net-assignable square footage on plan matches BP, PoS and NA
- 2.How well the non-assignable square footage on plan matches BP, PoS and NA
- 3.How well Spatial Relationships on plan match what was called for in BP, PoS, and NA
- 4.How well the elevations, sections and specification implement the BP and PoS

	R1	R2	R3	R4
1	2	4	4	2
2	2	4	3	2
3	4	4	4	3
4	4	4	4	3
Totals	12	16	15	10
	3.0	4.0	3.8	2.5

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Joint Use Cooperative Agreement

FORM J

Regulatory Basis: p.60, 20440, Appendix 2

RATING:

Rating Panel Comments

No participation by District other than supplying textbooks - no funding or staffing.

District leases land to the City. The City builds a Computer Resource Center and gives priority use to the District. While the District leases the land to the City, and the City gives priority use to the District for the Computer Resource Center, there is not much less that is "joint." For example, once a meeting room is booked by the City for District use, the City shall not displace the District from the booked meeting room for any other library program or public use. Staffing is provided by the library. "It is hoped that a District liaison will be assigned to work with library staff to effectively work with classes, reference and resource in the future."

Joint venture services are well defined. However, onus is on City for staffing, operation, and funding. Agreement contains expression of "hope" that a school district liaison will be assigned to work with library staff, but there is no definite commitment. School district's responsibilities appear to be supplying textbooks, using the new facility, and assisting in library staff selection and recruitment of volunteers. Review process is established quarterly. This is clearly a city-driven response to needs of K-12 students, and joint ventures are public library service responsibility.

Joint Use Agreement: Homework Center & Computer Center The agreement does not represent a partnership between the two parties, but more closely resembles the types of library services that are provided by a public library in the course of providing library services for all user groups in the service area. The only contribution by the school district appears to be placement of current textbooks in the public library. Funding is mentioned only peripherally in that the city will be funding the operation of the library. While the number and levels of staffing for the library are included in the agreement, there is no indication of their roles in the joint venture services.

Rating Basis:

1. How well roles & responsibilities are defined.
2. How clearly are the joint library services described.
3. Appropriateness, adequacy, reasonableness of hours of service.
4. Appropriateness, adequacy, reasonableness of staffing/volunteers.
5. How well are ownership issues resolved.
6. Appropriateness, adequacy, reasonableness of sources & uses of funding
7. Appropriateness, adequacy, reasonableness of review & modification process.
8. How well the agreement demonstrates a workable, mutually beneficial long term partnership.

	R1	R2	R3	R4
1	3	2	3	2
2	3	2	3	3
3	3	4	4	3
4	1	1	3	1
5	2	3	3	2
6	1	1	3	1
7	3	3	4	2
8	1	0	4	1
Totals	17	16	27	15
	2.1	2.0	3.4	1.9

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Joint Use: Needs of K-12 Students

FORM K

Regulatory Basis: p.67, 20440, Appendix 4

RATING:

Rating Panel Comments

K-12 needs are discussed in relation to justifying the homework center.

K-12 needs are identified, and service programs are well-designed to meet them - literacy, tutoring, homework assistance, homework "hotline", computer training and literacy, ESL, etc. Programs planned complement mission and goals for this community.

The needs assessment process included determining the needs of K-12 students. The plan of services addresses the needs by providing tutoring and homework assistance; a homework hotline; and computer and ESOL training.

Rating Basis:

1. How the project responds to the needs of the K-12 students as expressed in Needs Assessment.
2. How well the mission, roles, goals and objectives are documented.
3. How well documented are the types of K-12 services.

	R1	R2	R3	R4
1	4	3	4	3
2	4	3	3	3
3	4	3	4	3
Totals	12 4.0	9 3.0	11 3.7	9 3.0

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Integration of Electronic Technologies

FORM L

Regulatory Basis: p.68, 20440, Appendix 4

RATING:

Rating Panel Comments

Other than stating the number of OPACs and computers, little discussion.

Technology plan has state of the art circ/OPAC (Web-based), wireless connections, LANs, Internet access on all computers, videoconferencing, cable TV drops, computer outlets in study rooms, video viewing, CD listening, AV video & data projector systems, and fiber optic cable will be connected to all workstations.

Technology is considered throughout the planning documents as one of the methods to provide library services. Specific technology uses include: provision for wireless technology; Internet access available on all PCs; videoconferencing capability; data projection system; and high speed connectivity via fiber optic cable.

Rating Basis:

1. Appropriateness of the electronic technologies in Plan of Service, based on Needs Assessment.
2. How well the integration of electronic technologies is documented in the Plan of Service.
3. How well the integration of electronic technologies is in the Building Program.

	R1	R2	R3	R4
1	4	3	4	3
2	4	3	4	4
3	4	2	4	3
Totals	12	8	12	10
	4.0	2.7	4.0	3.3

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Appropriateness of Site

FORM M

Regulatory Basis: p.39, 20440, Appendix 1

RATING:

Rating Panel Comments

Site is readily accessible by car, bicycle, public transit, trolley, and pedestrian pathways. Two bicycle routes lead directly to site. Library on-site parking exceeds zoning requirements. No bicycle spaces will be provided.

The proposed site is located in the most densely populated portion of the service area and is also in close proximity to the geographic center. The proposed library will be located on leased school district land, which is adjacent to two public schools. In all there are 8 schools and 5 preschools within 1 1/2 miles of the site. It's in close proximity to a police sub-station, community service center, and a post office. The site is served by 3 bus routes and 2 trolley lines, with 4 bus stops within 2 blocks of the site and a total of 7 stops within 1/4 mile of the site. The site is accessible by foot, auto, and bicycle. Considering the close proximity of schools to the site, the amount of bicycle parking appears to be barely adequate.

Rating Basis:

1. Equal Access for all residents in Service Area.
2. Accessibility via Public Transit.
3. Accessibility via Pedestrian and Bicycle.
4. Accessibility via Automobile.
5. Adequacy of Automobile Parking.
6. Adequacy of Bicycle Parking.
7. Overall Parking Rationale.
8. Shared Parking Agreement (if applicable).
9. Visibility of site and proposed library building in service area.
10. How well site fits community context and planning.
11. Site selection process and summary.

	R1	R2	R3	R4
1	4	4	4	4
2	4	4	4	3
3	4	4	4	4
4	4	4	4	4
5	4	4	4	4
6	2	4	4	2
7	4	4	4	4
8	Not applicable			
9	4	4	4	3
10	4	4	4	3
11	4	4	4	4
Totals	38	40	40	35
	3.8	4.0	4.0	3.5

4 = Outstanding
 3 = Very Good
 2 = Acceptable
 1 = Serious Limitations
 0 = Unacceptable

EVALUATION FORM

Logan Heights Branch Library (1051)

Site Description

FORM N

Regulatory Basis: p. 45, 20440, Appendix 1

RATING:

Rating Panel Comments

Site will be leased from San Diego Unified School District, located in most densely populated portion of service area, very close to 7 public schools, 1 parochial, and 5 pre-schools, as well as city park, recreation center, and youth club.

The site size is adequate for the proposed library, and there are no conditions on the site that require special design solutions.

Rating Basis:

1. Adequacy of size of site.
2. Drainage problems.
3. Geotechnical problems.
4. Appropriateness of site configuration (Boundary Survey)
5. Appropriateness of site/surrounding area. (Visual Record)
6. Appropriateness of site based on placement of building, parking, access roads, pathways, expansion and parking.

	R1	R2	R3	R4	
1	3	4	4	2	
2					OK
3					OK
4	3	3	3	2	
5	3	3	3	2	
6	3	3	3	2	
Totals	12	13	13	8	
	3.0	3.3	3.3	2.0	

EVALUATION FORM
Logan Heights Branch Library (1051)

Financial Capacity

FORM O

Regulatory Basis: Bond Act p. 5, Section 19998 (a) (7)

Rating Panel Comments:

Applicant has committed to the on-going operation of the completed library. Funding for furnishings and equipment appears to be inadequate based on current average costs.

EVALUATION FORM
Logan Heights Branch Library (1051)
Ratings Summary

<i>BOND ACT CRITERIA</i>	<i>RATING</i>	
Population Growth		158%
Age and Condition	3.8	
Needs of residents/response of proposed project to needs	3	
Plan of service integrates appropriate technology	4	
Appropriateness of site	4	
Financial capacity (new libraries only)		yes